

## Myra Mason

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**From:** Mark Edsall [mje@mhepc.com]  
**Sent:** Tuesday, February 26, 2008 11:53 AM  
**To:** DCordisco@drakeloeb.com  
**Cc:** jerry@argeniobros.com; Myra Mason  
**Subject:** Covington Approval 01-41

DOM

For your convenience here are the motions and my referenced comments. The only open item in my mind may be a reference to the Agreement with the Town Board (Developer's Agreement??) and the abandonment of the road if needed.

Mark

MR. ARGENIO: Motion has been made and seconded that  
New Windsor Planning Board grant final approval to  
Covington Estates on Route 300 site plan subject to the  
bullets that Mark has in number 9, I'm not going to  
read them, Fran will get them off the minutes, subject  
to the addition of a dumpster enclosure which Mark will

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review the location of that enclosure, make sure that it is appropriate, subject to you folks getting the Storm Water Pollution Protection Plan as part of the final drawings to Mark and subject to a note being put on the plans to the effect of and Mark will review the note the effect of the facades and the buildings need to be of Colonial style utilizing natural earth tones with a very limited use of the color white and some natural either brick or stone on the facade of the building. If there's no further discussion from the board members, I'll have a roll call.

9. If the Board grants conditional final approval, the conditions should include the following, and any others established by the board:

- That the applicant receives final approval from the Town Board for the extension of the water district to service this development, as well as a final write-off memo from Town Engineer Richard McGoey, P.E., and the Water Superintendent.
- That the applicant receive final approval from the Town Board for the extensions of the sewer district to serve this development, as well as a final write-off memo from Town Engineer Richard McGoey, P.E. and the Sewer Superintendent.
- That the applicant obtains a Highway Work Permit from the NYSDOT prior to requesting any building permits.
- Final review of plan set for compliance with all previous comments and requirements by the Engineer for the Planning Board.
- The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with in accordance with Chapter 137 of the Town Code.
- Approval from the Fire Inspector should be on file to verify that the numbering and road names have been approved in conformance with the 911 Policy of the Town.
- Payment of any off-site improvement contributions, as per the determination of same by the Town Supervisor/Town Board.
- Payment of all applicable fees and submittal of any documents required by Town

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for offers of dedication or easements.

*Mark J. Edsall, P.E.*

*Principal*

*McGoey Hauser & Edsall  
Consulting Engineers, P.C.  
33 Airport Center Drive - Suite #202  
New Windsor, New York 12553  
(845) 567-3100*